

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
MARVELLA METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
OCTOBER 5, 2018**

A special meeting of the Board of Directors of the Marvella Metropolitan District (referred to hereafter as the “Board”) was convened on Friday, October 5, 2018 at 2:30 P.M., at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado. The meeting was open to the public.

Directors In Attendance Were:

Eric T. Dome
Tahlia Sayers
Michael Kark
James Hasson

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher P.C.
Diane Wheeler; Simmons & Wheeler, P.C.
Kim Herman; CliftonLarsonAllen LLP
Brenda Owings; Century Communities
Steve Krum – Homeowner
Ian Roth – Homeowner and Board Candidates

ADMINISTRATIVE
MATTERS

Disclosure of Potential Conflicts of Interest

Director Dome called the meeting to order at 2:30 p.m. Attorney Cortese discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Cortese that disclosures of potential conflicts of interest were filed with the Secretary of State for Director Dome in advance of the meeting pursuant to statute.

Agenda and Confirm Location of Meeting and Posting of Meeting Notice

Following discussion, upon motion duly made by Director Kark, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the Agenda as amended.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following

discussion, and upon motion duly made by Director Kark, seconded by Director Dome and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of this location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

June 19, 2018 Special Meeting Minutes:

Following discussion, upon motion duly made by Director Kark, seconded by Director Sayers, and upon vote, unanimously carried, the Board approved the June 19, 2018 meeting minutes as presented.

Acknowledge Resignation of Kris Crawford:

The Board acknowledged the resignation of Kris Crawford from the Board of Directors, effective September 18, 2018.

Appointment of Director to Fill Board Vacancy:

The Board discussed the vacancy on the Board of Directors created by the resignation of Kris Crawford. Following discussion and upon motion duly made by Director Kark, and seconded by Director Dome to nominate Ian Roth to fill a vacant Board term expiring in 2020, upon vote, unanimously carried, the Board appointed Ian Roth to a term expiring in 2020. The Oath of Director was administered.

Consider Appointment of Offices:

Following discussion, upon a motion duly made by Director Kark, seconded by Director Dome and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President:	Eric Dome
Secretary:	Tahlia Sayers
Treasurer:	Ian Roth
Asst. Secretary:	Michael Kark
Asst. Secretary:	James Hasson

PUBLIC COMMENTS There was no Public Comment.

FINANCIAL
MATTERS

Ratify and Approval of Payment of Claims

Following discussion, upon motion duly made by Director Sayers, seconded by Director Kark and, upon vote, unanimously carried, the Board ratified claims in the amount of \$35,639.25 and approved the payment of current claims in the amount of \$15,145.25.

June 30, 2018 Unaudited Financial Statements

Ms. Wheeler reviewed the June 30, 2018 Unaudited Financial Statements with the Board. Following discussion, upon motion duly made by Director Sayers, seconded by Director Hasson and, upon vote, unanimously carried, the Board accepted the June 30, 2018 Unaudited Financial Statements.

Ratify Accountant to Prepare 2019 Budget

Following discussion, upon motion duly made by Director Sayers, seconded by Director Kark and, upon vote, unanimously carried, the Board ratified the appointment of the District Accountant to prepare the 2019 Budget.

Conduct Public Hearing to Consider Amending 2018 Budget; Consider Adoption of Resolution 2018-10-01 Amending the 2018 Budget

Director Sayers opened the public hearing to consider amending the 2018 Budget.

It was noted that Notice stating that the Board would consider amending the 2018 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, upon a motion duly made by Director Sayers, seconded by Director Kark and, upon vote, unanimously carried, the Board approved adoption of Resolution 2018-10-01 Amending the 2018 Budget.

Conduct Public Hearing on Proposed 2019 Budget and Consider Adoption of Resolution No. 2018-10-02 to Adopt the 2019 Budget and Appropriate Sums of Money and Resolution No. 2018-10-03 to Set Mill Levies

Director Sayers opened the public hearing to consider the proposed 2019 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2019 Budget and the date, time and place of the public hearing was published

pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, the Board considered the adoption of Resolution No. 2018-10-02 to Adopt the 2019 Budget and to Appropriate Sums of Money, and Resolution No. 2018-10-03 to Set Mill Levies. Upon motion duly made by Director Sayers, seconded by Director Hasson and, upon vote, unanimously carried, the Board reviewed and approved Adoption of Resolution Nos. 2018-10-02 and 20-10-03 and authorized execution of the Certification of Budget and Certification of Mill Levies, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2018. The District Accountant was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Arapahoe County and the Division of Local Government not later than December 15, 2018. District Counsel was authorized to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2019

Authorization to prepare and sign DLG-70 Mill Levy Cert.

The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification Form for certification to the Board of County Commissioners and other interested parties. Following discussion, upon a motion duly made by Director Sayers, seconded by Director Kark and, upon vote, unanimously carried, the Board authorized the District Accountant, CliftonLarsonAllen LLP, to prepare and sign the DLG-70 Mill Levy Certification Form for certification to the Board of County Commissioners and other interested parties.

Engagement of Auditor to Perform 2018 Audit

Following discussion, upon a motion duly made by Director Hasson, seconded by Director Sayers and, upon vote, unanimously carried, the Board engaged Hiratsuka & Associates to perform the 2018 Audit in an amount not to exceed \$4,500.00.

LEGAL
MATTERS

Third Amendment to 2016 Operation Funding Agreement between District and Century at Marvella, LLC

Ms. Cortese reviewed the Third Amendment to 2016 Operation Funding Agreement with the Board.

Following discussion, upon a motion duly made by Director Kark, seconded by Director Sayers and, upon vote, unanimously carried, the Board approved the Third Amendment to 2016 Operation Funding Agreement between the District and Century at Marvella, LLC.

MANAGER'S
ITEMS

Service Agreement between District and Metro Landscape, Inc. for 2019 Landscape Maintenance and Snow Removal Services

Discussion deferred pending bids.

Service Agreement between District and Perfect Pools, LLC for Pool Maintenance

Discussion deferred pending bids.

Landscaping Update

Ms. Herman provided an update on Landscaping with the Board. She noted that there were sealed sprinkler heads located in the greenspace. The Board requested Ms. Herman obtain proposals for lighting inspections and maintenance.

Discuss Business to be Conducted in 2019 and Consider Adoption of Resolution 2018-10-04 Establishing 2019 Regular Meeting Dates, Time, Location and Posting Locations

The Board discussed the business to be conducted in 2019. Following discussion, upon a motion duly made by Director Sayers, seconded by Director Hasson and, upon vote, unanimously carried, the Board adopted Resolution No. 2018-10-03; Establishing 2019 Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices and determined to hold 2019 meetings on the second Monday in the months of March, May, August and November and 2:00 p.m. at CliftonLarsonAllen, LLP.

Discuss Insurance Renewal including Workers' Compensation Coverage, Insurance Schedules, Renewal of SDA Membership and Obtaining Additional Insurance on District Owned Property

Following discussion, upon a motion duly made by Director Hasson, seconded by Director Sayers and, upon vote, unanimously carried, the Board approved the renewal of District insurance and renewal of SDA membership.

Discuss Transparency Notice Required Under Statute and Posting of Same on SDA Website

Following discussion, upon motion duly made by Director Sayers, seconded by Director Hasson and, upon vote, unanimously carried, the Board approved posting the Transparency Notice and Mode of Eligible Elector Notification for 2018 on the SDA Website. Ms. Herman's office will handle updating the

Transparency Notice.

COVENANTS

Report of Covenant Enforcement

Ms. Herman reviewed violations sent to date. The Board discussed the Notices to be sent to all homeowners regarding backyard landscaping installation. The Board requested Ms. Herman look into the artificial turf in the front yard of 5953 South Olive Court. Ms. Herman noted that the Design and Landscape Guidelines are almost complete.

CAPITAL
IMPROVEMENTS

Status of Development

Director Dome reported that there are 27 homes left to close, plus 2 models.

Discuss Status of Discussion Regarding Crossing at Orchard Road

Ms. Cortese asked for an update on any progress related to pedestrian crossing at Orchard Rd. Ms. Owings will follow up regarding status. The resident Board asked about having a stop sign placed at Lake Street and Olive Court. Ms. Herman will send an email to the resident Board members with the appropriate contact at the Office of Neighborhood Traffic Management.

OTHER BUSINESS

December 11, 2018 Meeting

The Board cancelled the December 11, 2018 regular meeting.

The Board confirmed a quorum for work session on December 10, 2018 at 2:00 p.m. at CliftonLarsonAllen, LLP.

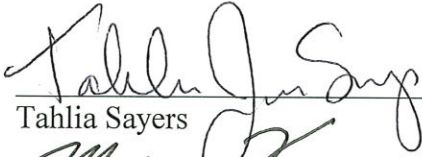
ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

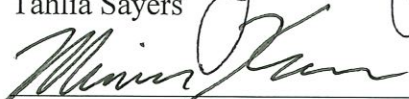
Respectfully submitted,

By _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 5, 2018
MINUTES OF THE MARVELLA METROPOLITAN DISTRICT SPECIAL
MEETING BY THE BOARD OF DIRECTORS SIGNING BELOW:



Tahlia Sayers



Michael Kark



Ian Roth

James Hasson